060.0	0004	0012.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	679,100 / 679,100
					USE VALUE:	679,100 / 679,100
					ASSESSED:	679,100 / 679,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
23		LOWELL ST PL, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	WHITING JAMES K & MIRA C
Owner 2:	
Owner 3:	
Street 1:	23 LOWELL ST PL
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	FEDERAL NATIONAL MORTGAGE ASS -
Owner 2:	-
Street 1:	PO BOX 650043
Twn/City:	DALLAS
St/Prov:	TX Cntry:
Postal:	75265

NARRATIVE DESCRIPTION

This parcel contains 4,182 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1910, having primarily Asbestos Exterior and 1729 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4182.000	296,400	900	381,800	679,100
Total Card	0.096	296,400	900	381,800	679,100
Total Parcel	0.096	296,400	900	381,800	679,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 392.77 | /Parcel: 392.7

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 39862
GIS Ref:
GIS Ref:
Insp Date: 11/07/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 060.0-0004-0012.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	296,600	900	4,182.	381,800	679,300	679,300	Year End Roll	12/18/2019
2019	101	FV	243,100	900	4,182.	376,400	620,400	620,400	Year End Roll	1/3/2019
2018	101	FV	243,100	900	4,182.	289,100	533,100	533,100	Year End Roll	12/20/2017
2017	101	FV	243,100	900	4,182.	272,700	516,700	516,700	Year End Roll	1/3/2017
2016	101	FV	243,100	900	4,182.	250,900	494,900	494,900	Year End	1/4/2016
2015	101	FV	229,800	1000	4,182.	234,500	465,300	465,300	Year End Roll	12/11/2014
2014	101	FV	229,800	1000	4,182.	216,000	446,800	446,800	Year End Roll	12/16/2013
2013	101	FV	229,800	1000	4,182.	216,000	446,800	446,800		12/13/2012

!5260!

PRINT

Date	Time
12/10/20	20:10:20

LAST REV

Date	Time
04/29/19	10:46:42

apro

USER DEFINED

Prior Id # 1:	39862
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 5260

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
FEDERAL NATIONA	59765-309		8/15/2012	Bank Sale	359,000	No	No		
SCOTTO THOMAS/C	58009-590		12/5/2011	Forclosure	436,963	No	No		
CAISSIE ROBERT	33347-104		7/30/2001		370,000	No	No		
	19173-279		7/1/1988		125,000	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/15/2013	1237	Manual	5,000	C				
12/5/2012	1598	Re-Roof	18,000	C				
4/17/2001	207	Re-Roof	3,000	C				

ACTIVITY INFORMATION

Date	Result	By	Name
11/7/2018	MEAS&NOTICE	CC	Chris C
5/5/2014	Measured	PC	PHIL C
1/10/2014	Info Fm Prmt	EMK	Ellen K
4/11/2013	Info Fm Prmt	MM	Mary M
12/8/2008	Meas/Inspect	336	PATRIOT
9/26/2001	MLS	MM	Mary M
4/10/2000	Inspected	263	PATRIOT
1/13/2000	Mailer Sent		
1/10/2000	Measured	163	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4182		Sq. Ft.	Site		0	70.	1.30	6									381,821						381,800	

Total AC/HA: 0.09601 | Total SF/SM: 4182 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 381,821 | Spl Credit | Total: 381,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	5 - Asbestos		
Sec Wall:	4 - Vinyl	20	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1910	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:	1	Rating:	Average

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		26.4	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.35000002
Const Adj.:	0.95999998
Adj $ / SQ:	168.480
Other Features:	85107
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	402656
Depreciation:	106301
Depreciated Total:	296355

COMMENTS

NEXT TO COMM.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 6			BRs: 3				Baths: 2		HB		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

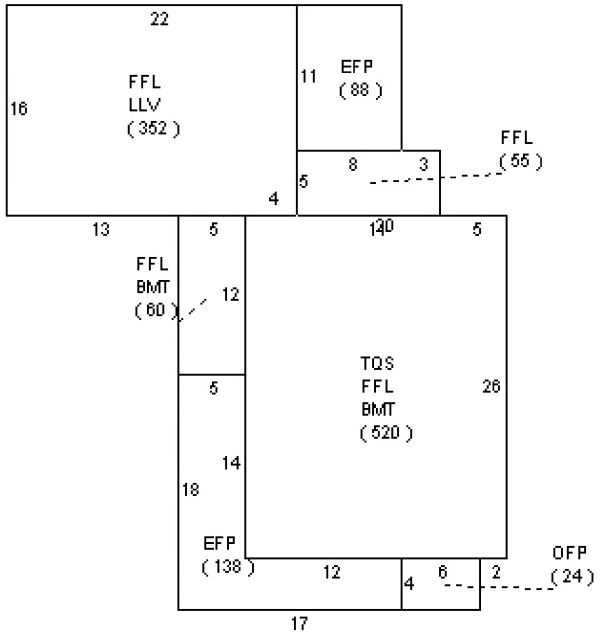
No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	168.48
Special Features:	0	Val/Su Net:	115.83
Final Total:	296400	Val/Su SzAd	215.25

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	987	168.480	166,290
BMT	Basement	580	50.540	29,316
TQS	3/4 Story	390	168.480	65,707
LLV	Lower Level	352	132.680	46,703
EFP	Enclos Porch	226	37.700	8,520
OFP	Open Porch	24	42.240	1,014

Net Sketched Area:	2,559			Total:	317,550
Size Ad	1377	Gross Are	2689	FinArea	1729

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
LLV	100	FLA	100	C	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 060.0-0004-0012.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
A2	WOOD SHD	D	Y	1	20X8	A	AV	1990	7.25	T	23.2	101			900			900

More:	N	Total Yard Items:	900	Total Special Featues:	Total: 900